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March 27, 2017

ATTENTION: Barry Wood - DLGF
RE: Miami County 2016 Ratio Study

Dear Barry,

I am happy to submit the Miami County 2017 Ratio Study. This letter is to assist with the review of our submitted Ratio Study and supporting data.

The Miami County 2017 Ratio Study is established according to the 2017 Ratio Study Guidance memorandum as well as the guidelines within the 2007 IAAO Standard on Ratio Studies. Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2016, through December 31, 2016. I apologize for there being so many valid sales that were actually invalid, as indicated under the "validity change" tab. The employee that did the disclosures for my office moved to a different office, upon the process of putting the ratio study together, we quickly found that the employee that took over that responsibility did not fully understand the process. This Study has been submitted as an MS Excel spreadsheet using the required Ratio Study Format with additional tabs for Summary, Formatted, Multi-Parcel Sales, and Sales Disclosure Validity Changes. I will be sending you a spreadsheet that includes our Workbook as well.

Residential and Agricultural Homesites

Homogeneous groupings for improved residential have been identified and all appropriate analysis is included.

There are insufficient valid sales in the property class of Residential Vacant to analyze.

Commercial and Industrial

Commercial improved sales have been properly identified and appropriate analysis included.

There are insufficient valid vacant sales in the property classes of Commercial/Industrial and insufficient sales in Industrial improved to analyze. Even searching for and attempting to use valid sales from years past did not provide for sufficient relevant sales to deem an appropriate study.

Cyclical Reassessment

Phase 3 of the Cyclical Reassessment process was completed in Miami County for the parcels in Allen, Clay, Deer Creek, Perry, and Washington Townships for applicable year.

Please feel free to call or email me if you have any questions or require additional information.

Sara Lea McAuliffe
Miami County Assessor

Real Property Percentage Changes over 10%

I didn't have any Townships that went over the or under the 10% mark this year.